

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Laurel Drive, 233' N of
the c/l of Ivy Place
(8207 Laurel Drive)
14th Election District
6th Councilmanic District

Tilly Mariana, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-231-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 8207 Laurel Drive, located in the vicinity of Old Harford Road in Parkville. The Petition was filed by the owners of the property, Tilly and Giovanna Mariana. The Petitioners seek relief from Sections 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the minimum required 10 feet for a proposed patio room enclosure. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

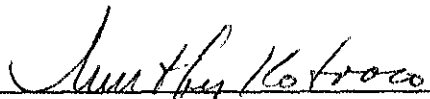
MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of December, 1996 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the minimum required 10 feet for a proposed patio room enclosure, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

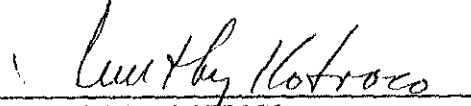
IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Laurel Drive, 233' N of * DEPUTY ZONING COMMISSIONER
the c/l of Ivy Place * OF BALTIMORE COUNTY
(8207 Laurel Drive) * Case No. 97-231-A
14th Election District
6th Councilmanic District
Giovanna Mariana, et ux
Petitioners * * * * *

AMENDED ORDER

This matter came before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the property, Tilly and Giovanna Mariana, through their builder, Appleby Systems, Inc., by James Saenz. The Petition, as filed, sought relief from Section 1B02.3C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the required 10 feet for a proposed patio room enclosure, in accordance with the site plan submitted, which was marked as Petitioner's Exhibit 1.

The relief requested was granted by Order dated December 20, 1996. Subsequent to the issuance of said Order, additional information was provided to this Office which warrants that the variance previously granted should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of December, 1996 that the variance granted in the above-captioned matter by Order dated December 20, 1996, be and is hereby rescinded, and as such, the Petition for Administrative Variance is DENIED.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Giovanna Mariana, 8207 Laurel Drive, Baltimore, Md. 21234
Mr. James Saenz, Appleby Systems, Inc.
1505 Sulphur Spring Road, Baltimore, Md. 21227
People's Counsel; Case File

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ORDER RECEIVED FOR FILING

Date



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 20, 1996

Mr. & Mrs. Tilly Mariana
8207 Laurel Drive
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Laurel Drive, 233' N of the c/l of Ivy Place
(8207 Laurel Drive)
14th Election District - 6th Councilmanic District
Tilly Mariana, et ux - Petitioners
Case No. 97-231-A

Dear Mr. & Mrs. Mariana:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. James Saenz, Appleby Systems, Inc.
1505 Sulphur Spring Road, Baltimore, Md. 21227

People's Counsel

File

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Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

8207 Laurel Dr.

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.; BCLZ, to permit A SIDEYARD SETBACK OF 1' IN LIEU OF THE REQUIRED 10' FOR A ROOM ADDITION,

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Owner proposes to construct 6'x14' Patio Room Encloser on north side of House. Room depth of 6' will leave 1' side setback. Room will not have electrical or plumbing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

Appleby Systems Inc.
(Type or Print Name)

James S. Henz
Signature

1585 Sulphur Spring Rd.
Address

Baltimore MD 21227
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

Tilly Mariana
(Type or Print Name)

Tilly Mariana
Signature

Giovanna Mariana
(Type or Print Name)

Giovanna Mariana
Signature

8207 Laurel Drive (410) 661-4323
Address Phone No

Baltimore, MD 21234
City State Zipcode

Name, Address and phone number of representative to be contacted

Appleby Systems Inc James S Henz
Name

1585 Sulphur Spring Rd (410) 242-5970
Address Phone No

Baltimore, MD 21227

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: Jum

DATE: 11-22-96

ESTIMATED POSTING DATE: 12-1-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 231

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

97-231-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8207 Laurel Drive
address
Baltimore, MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

Propose to construct Patio Room Encloser (6'x14') on
side of house

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Tilly Mariani
(signature)
Tilly Mariani
(type or print name)



X Giovanna Mariani
(signature)
Giovanna Mariani
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of November, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Tilly Mariani and Giovanna Mariani

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/15/96
date

Eileen L. Swig
NOTARY PUBLIC

My Commission Expires: 9/1/98

Zoning Description for:

8207 Laurel Dr. Baltimore MD 21234

~~8207 Laurel Dr.~~

Beginning at a point on the East side of Laurel Dr.
which is 30' wide at the distance of 233' North
of the centerline of the nearest intersecting
street Ivy Place which is 50' wide Being
Lot # 92 Block —, Section in Parkville
Plat # 14 Folio # 91 Total square feet 8060 #
Also Known as 8207 Laurel Dr.

Election District 14 Councilmanic District C-6

231

231

No.

000022

DATE 11-22-96 ACCOUNT Ecoc. 6480

AMOUNT \$ 50.00

RECEIVED

FROM:

FOR:

0091 KILGUS, CHUR

~~MICROFILMED~~
750.00

CONTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER
LOW-CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

97-544-1

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 231 Petitioner: Giovanna & Tilly Mariani
Location: 8207 Laurel Dr. Parkville

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Appleby Systems Inc.
ADDRESS: 1558 Sulphur Spring Rd.
Baltimore MD 21227

PHONE NUMBER: (410) 242-5970

MICROFILMED

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than 12-1-96

Format for Sign Printing, Black Letters on a White Background:

97-231-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-231-A

TO PERMIT A SIDEYARD SETBACK OF 1' IN LIEU
OF THE REQUIRED 10' FOR A ROOM ADDITION

PUBLIC HEARING ?

**PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

12-16-96

**ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391**

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 3, 1996

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-231-A (Item 231)
8207 Laurel Drive
E/S Laurel Drive, 233' N of c/l Ivy Place
14th Election District - 6th Councilmanic
Legal Owner(s): Tilly Mariana and Giovanna Mariana
Post by Date: 12/01/96
Closing Date: 12/16/96

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Tilly and Giovanna Mariana
Appleby Systems, Inc.





Baltimore County
Department of Permits and
Development Management

Development & Planning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 10, 1996

Mr. and Mrs. Tilly Mariana
8207 Laurel Drive
Baltimore, MD 21234

RE: Item No.: 231
Case No.: 97-231-A
Petitioner: Tilly Mariana, et ux

Dear Mr. and Mrs. Mariana:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 22, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: December 3, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 185, 220, 223, 225, 227, 228, and 231

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Cary L. Keen

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 5, 1996

FROM: *Paul* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 9, 1996
Item Nos. 185, 219, 220, 221, 222,
223, 225, 226, 227, 228, 229, 230,
& 231

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 12/05/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF DEC. 02, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 185,220,221,222,223,226,
227 AND 231.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Dec. 3, 96

FROM: R. Bruce Seeley *RBS/96*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Dec 2, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: ~~4~~ 219
220
223
225
227
228
231

RBS:sp

BRUCE2/DEPRM/TXTSBP

RECORDED

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

97-231-A

DATE: November 22, 1996

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #231
8207 Laurel Drive

Applicant was advised that statement of hardship may be an issue --
does not necessarily state a potential hardship.

JCM:scj

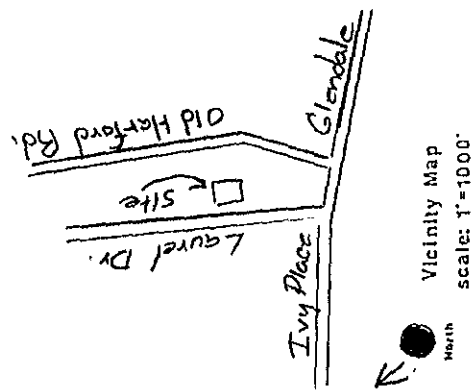
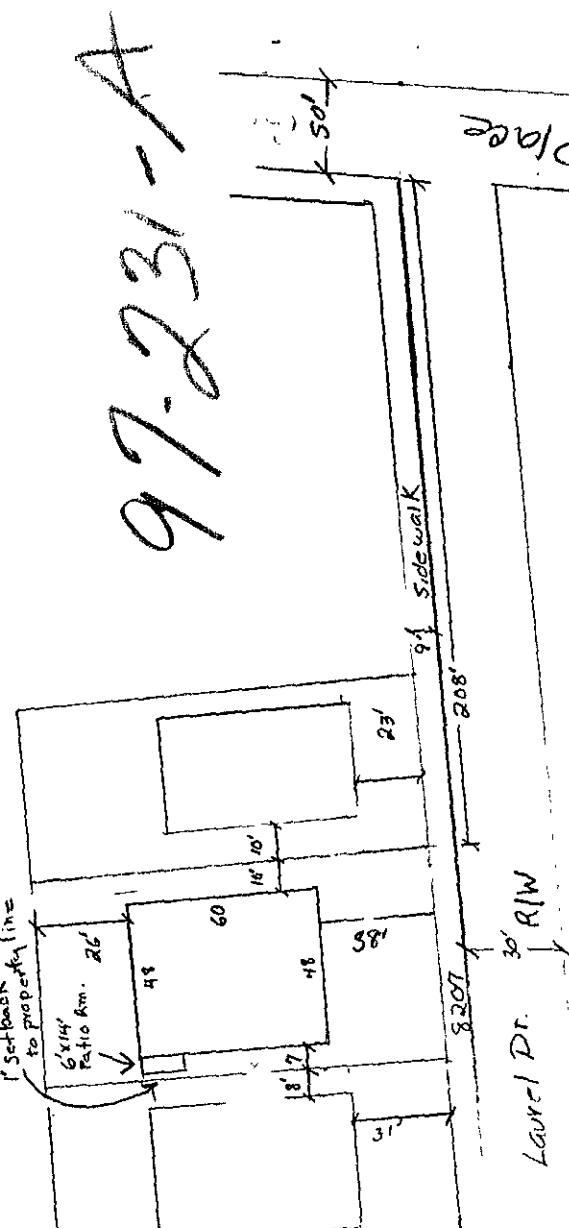
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8207 Laurel Dr., Parkville see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Parkville

plat book # 24, folio # 91, lot # 92, section #

OWNER: Giovanna & Tilly Mariani



LOCATION INFORMATION

Election District: 14

Councilmanic District: C-6

1"=200' scale map #: NE 8-D

Zoning: DR 5.5

Lot size: 8060 ^{sq} acreage square feet

SEWER: ☒ public ☐ private
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: glw ITEM #: 231 CASE #:

MICROFILMED

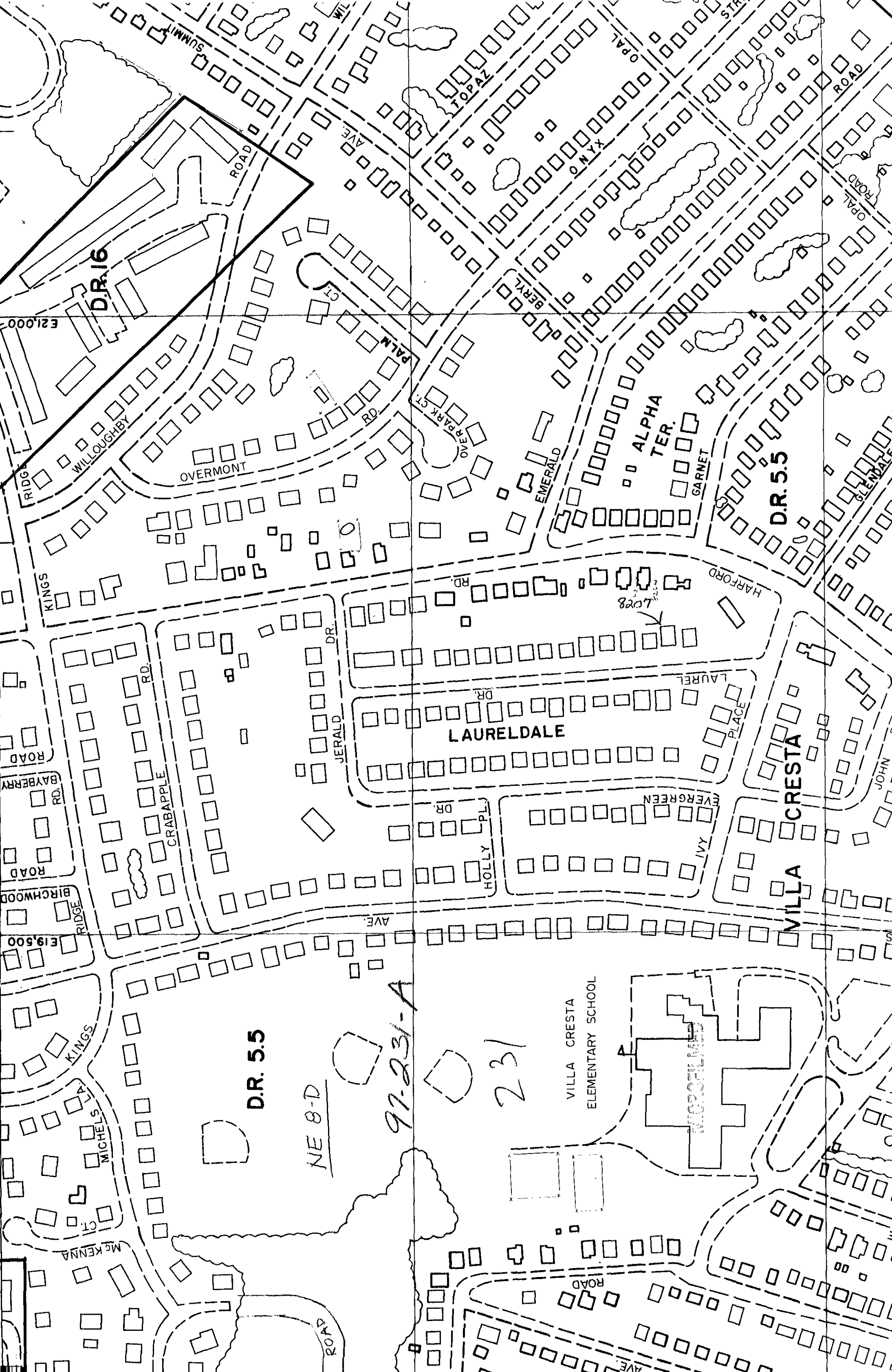


North

date: 11-18-96

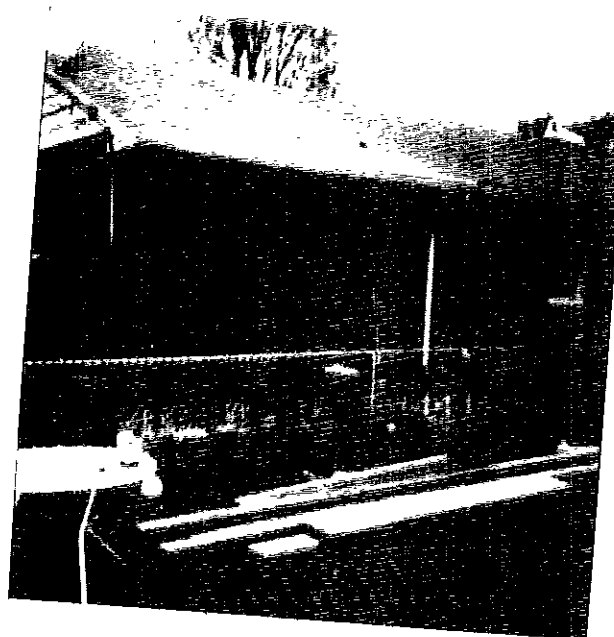
prepared by: James Sacnz

Scale of Drawing: 1"= 60'





231



231



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

| SCALE | LOCATION | SHEET |
|-------------------------------------|-------------|-------|
| 1" = 200' ± | PARKVILLE | N.E. |
| DATE OF PHOTOGRAPHY JANUARY 1986 | MICROFILMED | 8-D |

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

97-231-A